
Part V

Rainbow Community Plan

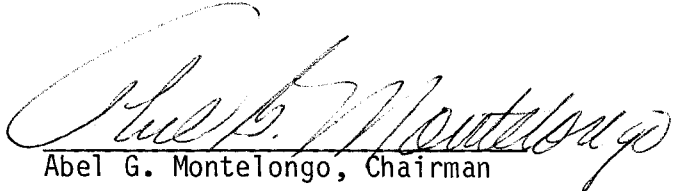
San Diego County General Plan

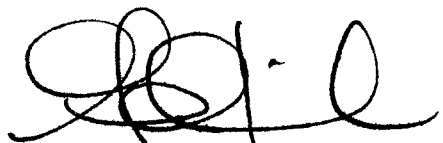
Adopted
September 29, 1971
Amended
December 14, 1988
GPA 88 - 03

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CERTIFICATE OF ADOPTION

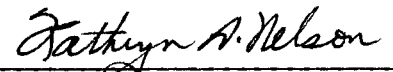
I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 88-03, Item 3, is the Rainbow Community Plan and it is a part of the Land Use Element, Section II, Part V, of the San Diego County General Plan, and that it was approved by the San Diego County Planning Commission on the 21st day of October, 1988.


Abel G. Montelongo, Chairman


Attest: Gerald J. Jamniska, Secretary

I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 88-03, Item 3, is the Rainbow Community Plan and is a part of the Land Use Element, Section II, Part V, of the San Diego County General Plan, and that it was amended by the San Diego County Board of Supervisors on the 14th day of December 1988 .


George F. Bailey, Chairman


Attest: Kathryn A. Nelson,
Clerk of the Board

Adopted September 22, 1971
Fifth Amendment, December 14, 1988, GPA 88-03

RAINBOW COMMUNITY PLAN TEXT

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RAINBOW COMMUNITY PLAN

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STATEMENT OF INTENT

The term "goal" as used herein refers to aims and purposes which are general and timeless and do not readily lend themselves to measurement.

The term "policy" as used herein refers to those principles which guide the allocation of County resources toward prescribed outcomes consistent with the goals.

The goals and policies which follow reflect a thoughtful analysis by the Rainbow Community Planning Organization. They are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved.

It is recognized that legal and economic limitations may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

There are eleven elements of the General Plan. They are Regional Land Use, Housing, Circulation, Safety, Seismic Safety, Scenic Highways, Open Space, Recreation, Noise, Conservation and Energy. These subject areas provide the basic structure by which this plan is organized.

Each chapter of the plan represents a subject area which coincides with an adopted element of the General Plan. The purpose of addressing these elements within this plan is to ensure that the goals and policies formulated by the community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this community plan should be regarded as applications of broad General Plan policies which have been designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

POLICY CODE EXPLANATION

The responsibility for carrying out the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed to the right of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN	Policy of General Application
DPW	Department of Public Works
DPR	Department of Parks and Recreation
DHS	Department of Health Services
DA	Department of Agriculture
DPLU	Department of Planning and Land Use
F	- Facilities Planning
E	- Economics and Demographics
Pr	- Process Simplification
G	- Graphics Section
W	- Water Section
S	- Systems Coordination and Data Processing
T	- Transportation Planning Section
I	- Plan Implementation Section
Sp	- Special Projects Section
P	- Plan Development Section
R	- Regulatory Division
B	- Building Codes Enforcement
Z	- Zoning Codes Enforcement

INTRODUCTION

The Community of Rainbow is located in the rough, foothill portion of northern San Diego County, bordered on the north by Riverside County. Rainbow Valley, a central valley approximately four square miles in size, is the focal point of the 14.1 square mile community plan area. It is situated among the foothills between the Aqua Tibia Mountains and Santa Margarita Mountains. The foothill peaks adjacent to the valley are both rocky and steep, reaching a maximum elevation of 1,800. Large live oaks and sycamores can be found on the valley floor while scrub oak and green chaparral cover the rocky hillsides.

The valley's climate is quite mild, with an average rainfall for the valley of 16.82 inches, compared to the average annual precipitation for the City of San Diego of 10.40 inches per year. Normally seventy-nine percent of the rainfall occurs during the months from December through March. Year-round crops production is possible due to this climate.

Geographically, Rainbow can be separated into two distinct areas, the foothills and the valley. The foothills portion consists mainly of detached and exposed worn masses of granite covered with natural chaparral where soil conditions preclude other vegetative types. The runoff from winter rains is occasionally quite rapid and creates a sheet flow of water across the valley floor due to the steep slope and sparse soil cover. The valley portion is characterized by sandy loam which is underlain at a shallow depth in many places with hardpan. This geologic condition on the valley floor has caused extreme drainage problems for crops and residences alike.

The Rainbow Valley contains a well defined basin of approximately 640 acres which is experiencing very high groundwater problems. Since 1966, groundwater elevations have been too high to allow the use of additional septic tank disposal systems. As a result, the County Health Department, has not approved the creation of new lots, approved any developments or remodeling which would result in the discharge of additional wastes to a new or existing system. The County Health Department generally describes the high groundwater portions for this basin to those elevations at or below the 1,080 foot elevation contours.

1. LAND USE/COMMUNITY CHARACTER

GENERAL GOAL

LAND USE WITHIN THE RAINBOW COMMUNITY PLAN AREA SHALL RETAIN AND ENHANCE THE RURAL CHARACTER OF THE COMMUNITY.

FINDINGS

The Rainbow Community Plan Area is expected to grow from its present (1988) population of approximately 1,450 to 2,050 by the year 2010. This projection assumes that a sewer system will not be built in Rainbow by 2010. Without a public or private sewer system, or new wastewater technology, growth in Rainbow will continue to be restricted by high groundwater and septic tank restrictions. At the present time there has been no cost/benefit developed plan to sewer Rainbow. As a result, Rainbow will continue to grow very slowly, as it has done since 1966 when high groundwater became an issue.

There appears to be sufficient land area and density to more than accommodate the projected growth in the Planning Area.

Residents of the Rainbow area are aware of the importance of protecting the unique quality of the area's natural resources. Existing trees, viewsheds, rock outcroppings, foothills and meadows are significant resources that contribute to the character and beauty of the area.

Land use designations in the Rainbow Community Plan provide a low density development plan which reinforces the primary goal of retaining the rural character of the community. Placing community design review guidelines on the I-15 Corridor Study viewshed shows the community's support and concern for the visual qualities of the area.

POLICIES AND RECOMMENDATIONS

CODE

- | | |
|--|------------|
| 1. Any development in the community shall preserve the rural qualities of the area, minimize traffic congestion, and not adversely affect the natural environment. | R,T
DPW |
| 2. Extensive, unsightly or severe grading for development, both public and private, shall be prohibited. | P,DPW |
| 3. Large lot sizes shall be required in the agriculturally-zoned lands to maintain rural character, protect steep slopes, and preserve and protect open space and agriculture. | P,R |
| 4. Areas with rare, unique or endangered wild life and plants shall be preserved. | R |

- | | | |
|----|--|------------------|
| 5. | With the exception of building permits for single family residences on individual lots, development within the I-15 Corridor Viewshed shall be reviewed by the I-15 Community Design Review Board for conformance with the I-15 Scenic Preservation Guidelines, "B Designation". | <u>CODE</u>
R |
|----|--|------------------|

RESIDENTIAL GOAL

MAINTAIN AND ENHANCE THE EXISTING RURAL ATMOSPHERE OF THE RAINBOW PLANNING AREA.

FINDINGS

The Rainbow Community Plan area can be divided into two distinct areas, the valley and the mountains. The "Rainbow Valley" contains a well defined basin of approximately 640 acres which is experiencing very high groundwater problems. Building permits have not been issued in the valley since 1966 due to the high groundwater. This high groundwater condition precludes any new development without the availability of public or private sewer system.

The mountain area surrounding the "Rainbow Valley" is very rocky and steep, characterized by large lot single family residential development. Any increase in density would be dependent upon the establishment of a public or private sewer system.

In addition, any increase in density in the mountain area, particularly the Rainbow Heights-Crest and Rainbow Glen areas, will require extensive reconstruction of roads serving these areas.

POLICIES AND RECOMMENDATIONS

CODE

- | | | |
|----|--|-----|
| 1. | Accommodate the target population by providing development on an orderly, phased basis which will not overload public facilities. | R |
| 2. | Maintain the existing rural life style by continuing the existing pattern of residential and agricultural uses on large lots outside of the Country Town. | P |
| 3. | All development proposals shall demonstrate a diligent effort to retain sufficient existing natural features of the areas's landscape. Existing topography and land forms, drainage courses, rock outcroppings, vegetation and views shall be incorporated into the design of the homesites. | P |
| 4. | Preserve open space areas such as steep slopes, canyons, floodplains, agricultural lands and scenic views by clustering residential development away from such areas. | P |
| 5. | Buffer residential areas from incompatible activities which create heavy traffic, noise, dust and unsightly views. | P,R |

	<u>CODE</u>
6. Restrict extensive or severe grading for development and preserve the natural terrain through the discretionary review process.	DPW
7. Increased zoning density in the Rainbow Heights-Crest and Rainbow Glen areas should not occur without extensive reconstruction of roads serving the area.	P
8. Substantial residential development in the valley area and/or substantial development in the mountain area will require a public sewer system and shall not be permitted until there is an acceptable solution to providing sewers. Currently, there appears to be no acceptable cost/benefit solution to providing public sewers in Rainbow.	DHS

AGRICULTURE GOAL

PRESERVE AND MAINTAIN THE EXISTING AGRICULTURAL USES.

FINDINGS

Agriculture is an existing and potential resource in the Rainbow Community Plan Area. Of the Plan's 9,024 acres, approximately 2,510 acres are presently in agricultural use. Agricultural uses in Rainbow are primarily avocado, citrus, nut crops and commercial nurseries. The number of nurseries and acreage devoted to nurseries has substantially increased in Rainbow since 1980. In addition, small scale tree and vine crops are grown in conjunction with residential uses of the land in Rainbow. Except for specialized horticultural crops, the high cost of water has made agriculture less profitable.

POLICIES AND RECOMMENDATIONS

	<u>CODE</u>
1. Enforce the County's grading and brushing ordinance and minimize destruction of the natural habitat.	R
2. If funds become available, encourage the education of growers and farmers on soil, water conservation/reuse and agricultural techniques that will minimize and alleviate agricultural impacts on the environment.	DA, W
3. The Planning Group shall emphasize the need to preserve and maintain the existing agricultural uses when reviewing discretionary permits.	GEN

COMMERCIAL GOAL

COMMERCIAL DEVELOPMENT SHALL BE COMPATIBLE WITH THE RURAL ENVIRONMENT AND ENHANCE THE QUALITY OF LIFE. COMMERCIAL DEVELOPMENT SHALL BE LIMITED TO THOSE SERVICES ESSENTIAL TO THE AREA'S RESIDENTS AND VISITORS.

FINDINGS

A 20 acre commercial development area adjacent to Old Highway 395 and two small commercial corners on 5th Street comprises the commercial designated areas in Rainbow. However, commercial uses in conjunction with residences are common in Rainbow. Many of these presently existing predate the original community plan and have continued as nonconforming uses. Other joint commercial/residential uses have developed since the adoption of the original plan.

The commercial acreage allotted in the Rainbow Community appears to be adequate to meet the needs of the projected population until 1995. However, the completion of the I-15 Freeway through Rainbow has made it necessary to consider adding a freeway oriented services area to the plan.

POLICIES AND RECOMMENDATIONS

CODE

1. When the building restrictions due to high groundwater are lifted, development should be encouraged to comply with requirements for underground utilities, sign controls, curbs, gutters and safe walkways, off-street parking, and landscaping in keeping with a rural community. P,R, DPW
2. Commercial development in Rainbow should principally serve the community. Highway services at the freeway interchange at the north boundary of the Plan area should be primarily limited to Freeway Commercial. P
3. Encourage all commercial signs to be limited in size, lighting, and character and to blend into the rural atmosphere. R

INDUSTRIAL GOAL

IF, AND WHEN, INDUSTRIAL DEVELOPMENT BECOMES FEASIBLE IN RAINBOW, IT SHALL BE COMPATIBLE WITH THE RURAL CHARM AND LIFESTYLE OF RAINBOW.

FINDINGS

Currently , there is no industrial development within the Rainbow Community Plan Area. The groundwater problem in the valley area and the steep slopes throughout the remainder of the Plan Area, precludes industrial development. Until services are available in the valley area, industrial development will not occur in Rainbow.

Agriculture will continue as the community's dominant economic enterprise until sewers are available.

POLICIES AND RECOMMENDATIONS

CODE

1. Industrial development shall not be considered at this time, but will be considered when sewers are available. GEN
2. When industrial development is feasible, it shall be limited to uses which can operate in harmony with a rural area, without noise, smoke, odors, heavy traffic, or other nuisances. R

SCENIC PRESERVATION GOAL

PRESERVE, PROTECT AND ENHANCE THE SCENIC RESOURCES OF RAINBOW.

FINDINGS

Rainbow is determined to remain a rural community and preserve its relatively unspoiled natural topography and scenic resources. The I-15 corridor through Rainbow is highly scenic, characterized by mostly undeveloped land, steep slopes, ridges and panoramic views. In addition, the I-15 Corridor is one of the major entryways into the County and its rural and scenic quality should be maintained.

POLICIES AND RECOMMENDATIONS

1. Modify when necessary, the existing I-15 Corridor Scenic Preservation Guidelines to address the changing needs of the Rainbow Plan Area. P
2. With the exception of building permits for single family residences on individual lots, development within the I-15 Corridor Viewshed shall be reviewed by the I-15 Community Design Review Board for conformance with the I-15 Scenic Preservation Guidelines, "B Designation". However, the high groundwater inhibits additional low and moderate income housing from being built in the Valley. P,R
3. Review periodically the I-15 Scenic Preservation Guidelines and the organization and function of the Design Review Board and modify as needed. P
4. Review the location and scope of the "B" designator and alter or modify as needed. Sp

2. HOUSING

GOAL

ENSURE THAT ADEQUATE HOUSING OPPORTUNITIES ARE PROVIDED FOR ALL RESIDENTS OF THE AREA IN A WAY THAT IS CONSISTENT WITH ITS RURAL CHARACTER.

FINDINGS

Currently there are approximately 535 dwelling units in the Rainbow Plan Area, of which 98.5% are single family dwellings. Due to the high groundwater, building permits in the valley are difficult, if not impossible to obtain. This results in the majority of housing in the valley area being older and in the low-moderate price range. Housing for the increasing numbers of agricultural workers has been a problem in Rainbow. Until a sewer is built in Rainbow, a shortage of farm labor housing will continue to exist. Newer and more expensive housing is being developed on large size lots in the foothills.

The State of California requires local governments to formulate housing programs that will attain decent housing and a suitable living environment for every California family. The County of San Diego has recently (1986) adopted a Housing Element of the General Plan that meets the State requirements. A primary feature of the County Housing Element is establishing a "fair share" contribution to the low income housing supply. The term fair share refers to the number of lower income households that the County should assist in order to meet its allocation of the current and projected housing needs of lower income households as determined by SANDAG. The fair share concept was created to assist local governments in responding to State and Federal Housing requirements and to ensure an equitable distribution of responsibility for low income housing throughout the regions. The Rainbow Community Plan Area's County allocation of "fair share" housing is .5 dwelling units per year.

POLICIES AND RECOMMENDATIONS

CODE

1. As per the 1986 County Housing Element, the development of accessory dwelling units, domestic workers quarters and farm labor housing shall be stressed by the Planning Group to meet the demand for low-income housing in those parts of the plan area not affected by high groundwater.

I

3. CIRCULATION

GOAL

IMPROVE THE TRANSPORTATION SYSTEM TO PROVIDE FOR SAFE AND EFFICIENT TRAVEL, WHILE PRESERVING THE RURAL ATMOSPHERE AND NATURAL BEAUTY OF THE AREA.

FINDINGS

The completion of I-15 since the last community plan update, has created different travel patterns and volumes in the Rainbow Planning Area. Old Highway 395 no longer has projected travel volumes to warrant major road status on the County's Circulation Element. The unnamed road between I-15 off-ramp and Rainbow Valley Boulevard has sufficient projected traffic volumes to warrant Light Collector status on the Circulation Element. The section of Rainbow Valley Boulevard north of the unnamed road and the I-15 off-ramp, no longer has a projected traffic volume to warrant being a Circulation Element Road. Projected traffic on Rainbow Valley Boulevard has volumes that only warrant a Light Collector status.

Another collector road, First Street, once thought to be a potential important road in Rainbow, is no longer projected to generate traffic volumes to warrant Circulation Element status. Instead Fifth Street from Rainbow Valley Boulevard west to Old Highway 395 has developed into an important road leading into the central portion of Rainbow and serving its commercial area.

The Circulation Element roads in Rainbow serve only a small portion of the community. Circulation roads act primarily as collectors for the local roads which are designed for residential traffic and serve the majority of the plan area.

POLICIES AND RECOMMENDATIONS

1. The County Circulation Element shall reflect the road system as identified in the Rainbow Community Plan.
2. Require road design within the Community which is compatible with the topography and landscape and minimizes grading.
3. Require design of all road improvements that maximizes environmental and aesthetic considerations consistent with safety needs.
4. Classification of Circulation Element roads should reflect the low density land use adopted for the Rainbow Community Plan.

CODE

T

DPW

DPW

T

- | | <u>CODE</u> |
|--|-------------|
| 5. Part of the Circulation Element, First Street and the extension of Rainbow Valley Boulevard north of the I-15 interchange should have their status as Circulation Element roads deleted. | T,P |
| 6. Fifth Street between Rainbow Valley and Old Highway 395, and Rainbow Valley Boulevard West between the I-15 off-ramp and Rainbow Valley Boulevard should be added during the Rainbow Community Plan Update as Circulation Element roads. | T,P |
| 7. Due to the County's fiscal constraints, road improvements to local roads will have to be funded by local property owners or special grants. Such road improvements funding may be obtained by special assessment districts and/or other financing mechanisms. | DPW |
| 8. Where practical, landscaping shall be provided within the right-of-way of roads and prime arterials. | DPW |
| 9. Eliminate safety hazards caused by direct access of traffic onto major arterial or collector streets when reviewing projects along such streets. | DPW |

4. PUBLIC SAFETY, SERVICES AND FACILITIES

GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICES NECESSARY TO PROTECT THE RESIDENTS OF THE PLAN AREA.

Introduction

Local governments have a responsibility to provide certain public services and facilities in order to ensure the health and well being of their community's residents. Public services and facilities provided for the Rainbow Community Plan Area include water facilities, police and fire protection, schools, and utilities.

Rainbow is a rural community which neither expects nor receives an urban level of services. Even with a doubling of population projections for 2010, the community will not have a large enough population to warrant greatly improved services.

SAFETY

Law Enforcement

The Sheriff's Department provides rural police protection in the Rainbow Plan Area through Master Beat 388. Coverage comes from the Fallbrook Substation at 127 E. Hawthorne. There is no quick or direct access to the majority of the area from Beat 388. Minimum response time is 15 minutes. Additional coverage comes from the new Temecula California Highway Patrol Station in Riverside County, with a minimum response time of 10 minutes. The Border Patrol Station located just north of Rainbow is active in the Plan Area.

Fire Protection

Fire protection is provided by the Rainbow Volunteer Fire Department operating in the Rainbow Special Fire Protection zone as part of the North County Fire Protection District. It maintains two stations: the main station in the valley area, and an auxiliary station in the Rainbow Heights area. First Aid, as well as fire protection, is given, and a community instructional program is offered. Additional non-structural fire protection is provided by the California Department of Forestry operating out of the Red Mountain Fire Station about two miles southwest of the valley. The Rainbow Special Fire Protection Zone encompasses the entire Plan area plus some additional areas. Back up support is provided by the NCFPD Stations in Pala Mesa and Fallbrook.

SERVICES

Health Care

Rainbow is served by two hospital districts, Palomar and Fallbrook Emergency. Emergency care is provided by the Rainbow Volunteer Fire Department and transportation with back-up emergency care provided by the North County Fire Protection District ambulances.

Education

Vallecitos Elementary School (K through 8th) has operated in Rainbow continuously since 1885. The schools' current enrollment of 130, is down from the 150 students enrolled in 1979, during the last Rainbow Community Plan Update. The schools' decreasing enrollment is due to relaxed interdistrict transfer requirements which allow Rainbow students to attend schools in Fallbrook. It is projected that enrollment will either continue at its present level or decrease. High School students are bused to Fallbrook Union High School, ten miles away. Currently, Fallbrook High School has an over capacity enrollment of 1,990 students. Palomar Junior College in San Marcos is available for higher learning.

FACILITIES

Water

The Rainbow Municipal Water District, which serves a large North County area, provides retail water to Rainbow. The District built a new distribution system in 1964 and has expanded it as needs grew. Demands in the ridge areas and beyond have been met by hilltop tanks and with reasonable phasing of growth will permit the district to meet the community's needs for residential water availability. Cost could change agricultural water demands.

Sewer

All communities which have concentrated populations are faced with the need for an adequate sewage disposal system in order to preserve proper health and sanitation. The community of Rainbow is no exception to this general rule. At the present time, the entire planning area relies upon subsurface sewage disposal, except for a package treatment plant that serves a mobilehome park. However, the valley's high groundwater water table creates percolation problems that rule out the installation of additional septic tank systems. Likewise, the rock formations in the foothill areas make it difficult and expensive to install septic tanks. Therefore, until sewers, which are presently not economically feasible, are installed, Rainbow will continue growing at a very slow rate.

Gas and Electric

Rainbow is served by the San Diego Gas and Electric Company, which maintains a gas compressor station in the community together with two major natural gas transmission lines south to the City of San Diego. These provide natural gas service to Rice Canyon Road and portions of Rainbow Valley Blvd., and some other streets. Many other homes are served by propane tanks.

Civic Center

The Vallecitos School classrooms, the local Grange and the Rainbow Fire Station are all utilized for civic uses in the community. There is a need for town meeting space as well as a need for an auditorium for the Vallecitos School.

POLICIES AND RECOMMENDATIONS

CODE

- | | | |
|----|---|-----|
| 1. | Encourage through coordination with Community Service Area 81 and the Vallecitos School District the creation of adequate town meeting space and facilities. | DPW |
| 2. | When a meeting facility is created it shall either be a part of the Vallecitos School which needs auditorium facilities, or a recreation building in the park. | DPW |
| 3. | Encourage the Board of Supervisors to adopt an ordinance that would require conservation of water through the use of low water consuming plants in landscaping. | DPW |

5. CONSERVATION

GENERAL GOAL

PROVIDE A DESIRABLE, HEALTHFUL, AND COMFORTABLE ENVIRONMENT FOR LIVING WHILE PRESERVING RAINBOW'S UNIQUE NATURAL RESOURCES.

FINDINGS

The Rainbow Plan Area possesses areas of great scenic beauty providing a habitat for a rich variety of plants and animals. While scenic and natural lands remain abundant in Rainbow, the pressure to convert these sensitive lands is increasing. The Resource Conservation Areas (RCA) are one of the tools available that can help preserve these lands in a manner that best satisfies the public and/or private objectives.

Situated in the Community of Rainbow are three (3) Resource Conservation Areas. The location of the community's RCAs and the significant resources associated with them are discussed below:

1. Mount Olympus - Major resources in this area include steep slopes with mixed chaparral, riparian wetland vegetation, wildlife habitats and populations of the rare and endangered Peninsular manzanita. This mountain and the surrounding slopes are recognized prominent physical features of the area (Reference RCA #16).
2. Rainbow Oak Woodland Areas - These are several small Resource Conservation Areas designed to conserve the oak woodlands. Besides having a scenic quality, this area also provides a habitat for a variety of animal species (Reference RCA #15).
3. Stewart Canyon (Northern Portion) - This area has been designed to protect the perennial stream bed and surrounding areas which contain riparian and oak woodland vegetation. Agricultural brushing has been increasingly encroaching on the area. Stewart Canyon RCA provides an important open space corridor and a natural wildlife habitat in this area (Reference RCA #10).

NOTE: Refer to the Resource Conservation Area Map for the Rainbow Community Plan for locations of listed areas.

POLICIES AND RECOMMENDATIONS

- | | <u>CODE</u> |
|--|-------------|
| 1. Utilize types and patterns of development that minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding and limit hillside cutting and scarring. | P,R |
| 2. Ensure that land adjacent to recreation areas, natural preserves, and agricultural areas has appropriate compatible land use designation. | P |

CODE

3. Preserve the best natural features of the area in their natural state and avoid the creation of an urbanized landscape. P

NATURAL HABITAT PROTECTION GOAL

PREVENT THE UNNECESSARY ALTERATION OF THE NATURAL LANDSCAPE AND WILDLIFE HABITAT WITHIN THE RAINBOW COMMUNITY PLAN AREA.

FINDINGS

The Community of Rainbow is located in the foothill portion of northern San Diego County. The 14.1 square mile Community Plan Area can be separated into two distinct areas: the valley portion and the surrounding foothills. Between these two areas a great diversity of natural vegetation and wildlife are supported, even though, twenty-five percent of the original vegetation has been disturbed by agriculture.

In the undisturbed areas, communities of mixed and chamise chaparral dominate with smaller pockets of oak and riparian woodland areas scattered throughout the Plan Area. These stands are significant elements contributing to the unique natural character of the Rainbow Plan Area and provide vegetation habitat for a variety of indigenous animal species.

The Conservation Element of the County General Plan has designated three Resource Conservation Areas (RCA's) to the Rainbow Plan Area that contain these habitats. The foothill region surrounding the valley is generally the location for these habitats and provides a valuable resource which should be preserved. The valley contains an extensive riparian habitat, broken by commercial and residential uses. A significant amount of this oak woodland riparian habitat has been designated (24) Impact Sensitive in an effort to identify and protect it from development.

POLICIES AND RECOMMENDATIONS

CODE

1. Preserve the integrity, function and long-term viability of environmentally sensitive habitats within the Rainbow Plan Area. Emphasis shall be placed on areas exhibiting riparian characteristics, oak woodlands and mixed chaparral as identified during the discretionary review process by environmental analysis. GEN, R
2. Prevent adverse impacts to mixed chaparral, inland sage scrub and riparian oak woodlands by preserving within a major inland open space system all native vegetation on natural slopes of 25% or more. GEN, R

	<u>CODE</u>
3. The following guidelines shall be used to evaluate proposals for development on parcels of 10 acres or more, located within the environmentally sensitive mixed chaparral, inland sage scrub and riparian oak woodland habitats:	GEN, R
a. Open space shall be designed as a contiguous network within the project and linked with open space areas on adjacent parcels; or linked with other open space corridors of community or regional significance.	R
b. Create or maintain local wildlife movement corridors.	R
c. Retain all types of plant habitats that occur naturally on the site to achieve the best possible representation of the original habitat through dedication of open space easements.	GEN
d. Integrate the design of the development with the uses and activities of adjacent parcels.	R
e. Preserve rare and endangered species on site and in their natural habitat.	R
4. The following shall be used when evaluating land located in the (24) Impact Sensitive land use designation: The (24) Impact Sensitive boundary line is representative of, and is not an exact boundary of the resource(s) to be protected.	R

FLOODPLAIN AND WATER COURSE GOAL

TO PROTECT PROPERTY AND LOSS OF LIFE FROM FLOODING WHILE PRESERVING ALL FLOODPLAINS AND WATER COURSES IN CONGRUENCE WITH THE NATURAL ENVIRONMENT.

FINDINGS

The Rainbow Valley Subregion has significant hydrological problems. Throughout the valley below the 1080 topographical isoline, flooding, high groundwater, and failing septic systems exist. Residents in the Plan Area have expressed their concerns in finding a reasonable solution to these problems.

The relatively confined Rainbow Valley is surrounded by rocky foothills which create a vast watershed area. Steep slopes and sparse vegetation encourages rapid runoff and because of inadequate channel capacity, sheet flow occurs across the valley. It is estimated that 112 acres in the Rainbow Valley will be inundated on the average once every 100 years (Flood Control Project).

The hydrological problem is further compounded by the valley's failing septic systems. High groundwater due to the underlying rock formation and the lack of a water extraction program combine to create the present problem. In addition, major nursery runoff contributed to high groundwater levels. Groundwater levels are as high as 4.2 feet in the summer months (June-September) and near the surface during the rainy season (November-April). When flooding occurs, the soil becomes saturated. The effluent is then unable to be leached from the system's lines. Facilities back up and result in health hazards to the community. Potential flood water damages could also result due to placement of commercial businesses, homes, a fire station, and a primary school all in the 100-year floodplain. In 1968, the San Diego Flood Control District, anticipating that Rainbow would join the district, proposed a flood control plan that called for either a concrete lined channel or a much wider earth channel. Improvement of Rainbow Creek is needed, but the state of the art in flood control is concrete lined channel, which Rainbow cannot afford and does not want because it would destroy the riparian habitat adjacent to the creek.

POLICIES AND RECOMMENDATIONS

CODE

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| 1. | The Department of Public Works will prepare a floodplain study to accurately delineate the boundaries of the floodplain. | DPW |
| 2. | During discretionary permit process and in addition to parcels with an "F" designator, no upstream development or destruction of watershed shall be allowed which would increase the present flooding problem in the valley. | DPW,
R |

DARK SKY GOAL

RESTRICT THE USE OF EXTERIOR LIGHTING THROUGHOUT THE RAINBOW PLAN AREA.

FINDINGS

The Rainbow Plan area is located approximately 16 miles to the west of Palomar Observatory. Casual astronomical observations and scenic nighttime views are highly prized by the residents and these observations are possible because the night sky has remained relatively free from light pollution. The close proximity to the observatory and the rural character of the community has led to the preservation of dark sky. However, this resource is being diminished by increased development within Rainbow and to the surrounding communities.

Special efforts of all communities within the County of San Diego is required to help maintain the dark night sky, thus extending the usable life of the large observatories located in the eastern mountains of San Diego County.

POLICIES AND RECOMMENDATIONS

CODE

1. Enforcement of the County's Ordinance for lighting standards including lamp types, and shielding for both the public and private sectors shall be implemented as a condition of approval for discretionary permits. DPW, R
2. Encourage reduced levels of non-essential lighting to all sectors i.e., limit street lighting to the minimum number required for safety purposes, encourage use of low beams on local streets and highways, and enforce compliance of prohibitions of lighting as outlined in section 59.108 of the County Lighting Ordinance. GEN, DPW
3. The Board of Supervisors should encourage public information programs on non-essential lighting. GEN

CULTURAL SITES GOAL

PRESERVE AND ENHANCE ARCHAEOLOGICAL SITES AND PROVIDE CONSERVATION OF THESE RESOURCES.

The archaeological sites located within the Rainbow Planning Area provide an exceptional opportunity to impart to the public a feeling or a direct line to the prehistoric and historic past of San Diego, as well as North America. Although only 11 pre-historic sites have been identified (see County of San Diego, Department of Planning and Land Use Environmental Policy for further information) in Rainbow, the potential for other sites to occur is high, particularly along Rainbow Creek and within other riparian oak-woodland habitats. These creek locations were ideal for acorn processing and the area in general, was favored by aboriginal populations due to the diverse plant and wildlife habitats.

The Rainbow drainage system, which ultimately connects with the Santa Margarita River, created a natural trail between the coast and the inland valleys. Many of the archaeological sites for Rainbow have been found near creeks and rivers.

The types of sites predicted to be found in Rainbow include; rock-shelters and hunting blinds on rock slopes, milling areas on granitic outcrops and permanent or seasonal encampments along the valley floor or knolls. The area was part of the Lusieno Indian territory that was dismantled in the 1900's. Although Rainbow has been an active corridor for Indians, Spanish, and settlers, there is little historic evidence of this passing.

POLICIES AND RECOMMENDATIONS

CODE

1. Identify and preserve significant historic sites through the discretionary permit process by County staff. GEN, R
2. Discretionary permits should be preceded by test excavations and salvage programs when appropriate. GEN, R

6. PARKS AND RECREATION

GOAL

SUPPORT RECREATIONAL OPPORTUNITIES TO MEET COMMUNITY NEEDS AND ENRICH THE LIVES OF ALL RESIDENTS BY ESTABLISHING A BALANCED SYSTEM OF RECREATION FACILITIES AND SERVICES.

FINDINGS

The rural nature of Rainbow and openness of its agricultural areas provides an atmosphere of quiet relaxation which surpasses most urban recreation areas. There are a wealth of passive recreational opportunities.

While the playgrounds of the Vallecitos Elementary School provide limited space for active recreation, Rainbow has only five undeveloped acres of dedicated park land. With a population of approximately 1600 persons, park land averages out to 3.1 acres per 1000 persons.

POLICIES AND RECOMMENDATIONS

CODE

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| 1. Encourage the undeveloped five acres of County park land abutting the school grounds to be developed for community use. Development of the park should be coordinated with the needs of the school facilities in order to promote effective joint use. | DPR |
| 2. So that Park Land Dedication Ordinance Funds may be used to develop local park facilities, County Service Areas, alternative taxing agencies, or other organizations, shall be created to provide ongoing park operation and maintenance. | DPR |
| 3. In order to proceed with any local park improvements, joint power, or cooperative agreements will be required with a responsible community organization. These agreements should be prepared when local groups have established maintenance and operational capabilities. | DPR |

7. SCENIC HIGHWAYS

GOAL

(Refer to Countywide Scenic Highway Element and I-15 Scenic Preservation Guidelines.)

8. SEISMIC SAFETY

GOAL

MINIMIZE THE LOSS OF LIFE AND DESTRUCTION OF PROPERTY FROM EARTHQUAKES.

FINDINGS

The Rainbow Plan Area along with the entire Southern California region lies within a zone of high earthquake activities. Three faults indirectly affect the Plan Area: The Elsinore and San Jacinto faults both part of the San Andreas system and the Coronado Bank fault system. All the above mentioned faults have the ability to produce earthquakes of above magnitude 6 and the Rainbow Plan area would be susceptible to earth shaking and possible damage.

Although no active faults are present in the Plan Area currently, the risk of a damaging earthquake is ever present. Seismic risk should be considered by all residents to ensure safety in the event of a major earthquake.

In addition San Diego County has adopted a Seismic Safety Element as part of the countywide General Plan. The intent is to reduce the present seismic risk in the County by implementing seismic design standards and adopting policies which would further improve planning, building and development practices.

POLICIES AND RECOMMENDATIONS

CODE

1. Consider monitoring the effects of earthquakes upon structures within the Plan Area and provide protections from known hazards as the need arises.

GEN

9. OPEN SPACE

GOAL

PROVIDE A SYSTEM OF OPEN SPACE THAT IS ADEQUATE TO PRESERVE THE UNIQUE NATURAL ELEMENTS OF THE RAINBOW PLAN AREA.

FINDINGS

The State Legislature has found that the preservation of open space is necessary for:

1. Maintenance of the economy of the state.
2. The continued availability of land for the protection of food and fiber;
3. The enjoyment of scenic beauty;
4. Recreation; and
5. The use of natural resources.

Typically, land becomes open space through the implementation of specific policies contained within the various General Plan Elements like Conservation, Seismic Safety, Noise, Scenic Highway, Safety or Recreation. The main purpose of the Open Space Element is to form these various areas into an integrated plan. It may, however, become necessary to enact specific provisions of the Open Space Element to protect land that would be necessary to connect certain isolated areas to the main contiguous open space.

There are already areas of open space which have been dedicated as open space easements, agricultural preserves, utility easements and trail easements. Adoption of Sensitive Resource Special Area Regulations can provide protection for stream beds and steep slopes.

Special care should be taken to maintain open space corridors that connect larger permanent open space uses such as parks. Cutting a canyon off from the greater open space system can inhibit migration opportunities and cause existing habitat to gradually diminish in viability.

POLICIES AND RECOMMENDATIONS

1. Encourage and enhance the health and safety and conserve natural resources through the preservation of open space.
2. Adjacent residential development should, when feasible, locate their peripheral open space areas next to each other in order to maximize the beneficial effect provided by such a use.

CODE

GEN,
R

GEN,
R

10. NOISE

(Refer to Countywide Noise Element and the County of San Diego Noise Ordinance.)

11. ENERGY

GOAL

ENSURE MAXIMUM CONSERVATION PRACTICES AND MAXIMUM DEVELOPMENT OF ALTERNATIVE SOURCES OF ENERGY.

FINDINGS

The Energy Element of the General Plan was adopted by the Board of Supervisors on November 15, 1977. It represents a strategy aimed at directing the County toward a more conservant and efficient use of its energy resources.

POLICIES AND RECOMMENDATIONS

CODE

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| 1. Encourage the promotion of public information on the issues that surround energy and on methods for conserving energy. | GEN |
| 2. The Board of Supervisors should implement a program of source separation and collection of recyclable elements of household waste such as paper, aluminum, glass and oil. | DPW |
| 3. Encourage the Board of Supervisors to adopt an ordinance that would require conservation of water through the use of low water consuming plants in landscaping. | GEN |
| 4. Promote the availability of safe and practical walking and bicycling routes within the Plan Area. | GEN,
DPLU |

APPENDIX

RAINBOW RESOURCE CONSERVATION AREAS

1. Mount Olympus - Major resources in this area include steep slopes with chaparral, wildlife habitats and populations of the rare and endangered Peninsular manzanita. This mountain is one of the more prominent physical features of the area.
2. Santa Margarita River/Rainbow Creek Area - This area in the eastern end of Rainbow Creek includes steep canyon slopes and the oak woodland on the drainage bottom.
3. Rainbow Oak Woodland Areas - These are several small Resource Conservation Areas designed to conserve oak woodlands in the Rainbow areas.

U/TEXT/RAIN:RAIN/TEXT